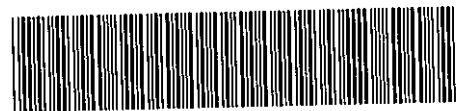




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Date
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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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MODIFICATION TO PROTECTIVE COVENANTS

THIS MODIFICATION ("Modification") to the Protective Covenants, Conditions, Restrictions and Easements ("Covenants") governing blocks 12 and 14, Westchester, an addition to the City of Omaha, Douglas County, Nebraska shall be effective upon the execution of this Modification by the owners of a total of 14 lots located within said blocks 12 and 14,

WITNESSTH:

WHEREAS, on or about January 12, 1954, Westchester Realty Co., a Nebraska corporation, was the owner of all lots (individually, "Lot", and collectively, "Lots") located within blocks 12 and 14, Westchester, an addition to the City of Omaha, Douglas County, Nebraska, and on or about said date, Westchester Realty Co. adopted the Covenants for the purpose of establishing minimum standards for the construction of improvements upon each of said Lots; and

WHEREAS, a true and correct copy of said Covenants is attached hereto, marked Exhibit "A", and by this reference made a part hereof; and

WHEREAS, said Covenants were recorded at Book 295, Page 198 in the Miscellaneous Records in the office of the Register of Deeds of Douglas County, Nebraska on January 31, 1955; and

WHEREAS, said Covenants provide in part that any residence constructed upon any Lot may not be constructed within sixty (60) feet of the front lot line; and

WHEREAS, Rebecca Jo Anderson has entered into an agreement to purchase Lot 1, Block 14, Westchester ("Property"), and Rebecca Jo Andersen has assigned to Sullivan Real Estate Group, L.L.C. all of her right, title and interest in and to said purchase agreement; and

WHEREAS, said purchase agreement is contingent upon a modification to said Covenants for the purpose of permitting the construction of a residence upon said Property within sixty (60) feet of the front lot line of said Property, provided, that any residence constructed upon the Property shall not be constructed within fifty (50) feet of the front lot line of said Property; and

WHEREAS, said Covenants provide in part that the Covenants may be modified in whole or in part, by written agreement among the then owners of the majority of Lots; and

WHEREAS, the modification of the Covenants for the purpose of permitting a fifty (50) foot set back from the front lot line will enhance the value of all of the Lots.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is agreed by and between the parties as follows:

1. **STATEMENTS OF FACT.** The statements set forth in the preamble of this Modification are positive statements of known fact.

2. **MODIFICATION OF COVENANTS.** Covenant 2 included within said Covenants is hereby modified only with respect to the Property, for the sole and specific purpose of permitting the construction of a residence upon said Property within sixty (60) feet of the front lot

line of said Property, provided, that any residence constructed upon said Property shall not be constructed with fifty (50) feet of the front lot line of said Property.

3. **RATIFICATION.** The signators to this Modification hereby ratify, affirm and confirm each and every covenant, condition, restriction and easement contained in said Covenants except as specifically provided in this Modification.

4. **COUNTERPARTS.** This Modification may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall be deemed to be one and the same instrument with the same effect as if all signators executed the same signature page. Any signature page of this Modification may be detached from any counterpart of this Modification and attached to any other counterpart to constitute one document.

<i>SEE Attached</i> Robert I. Hadley Owner of Lot 1, Block 12, Westchester	John P. Major Owner of Lot 8, Block 12, Westchester
<i>SEE Attached</i> Frances M. Hadley Owner of Lot 1, Block 12, Westchester	Judy A. Major Owner of Lot 8, Block 12, Westchester
<i>SEE Attached</i> Steve E. Mikkelsen Owner of Lot 2, Block 12, Westchester	City of Omaha Owner of Lot 9, 10, 11, 20, Block 12, Westchester <i>Thomas C. Daschle</i>
Doyle A. Florke Owner of Lot 3, Block 12, Westchester	Thomas C. Daschle Owner of Lot 12, Block 12, Westchester <i>Delores M. Nath (Daschle)</i>
Cynthia A. Nordahl Owner of Lot 3, Block 12, Westchester	Delores M. Nath Owner of Lot 12, Block 12, Westchester <i>Daniel T. Jackson 3920698</i>
Sallee A. Farhart Owner of Lot 4, Block 12, Westchester	Daniel T. Jackson Owner of Lot 13, Block 12, Westchester <i>Mary Beth Jackson 3920698</i>
Wanda Blotcky Owner of Lot 5, Block 12, Westchester	Marybeth Jackson Owner of Lot 13, Block 12, Westchester <i>Paul D. Boschult</i>
<i>Donald A. Wall</i> Donald A. Wall Owner of Lot 6, Block 12, Westchester	Paul D. Boschult Owner of Lot 14, Block 12, Westchester <i>Myrtle M. Boschult</i>
<i>Rita M. Wall</i> Rita M. Wall Owner of Lot 6, Block 12, Westchester	Myrtle M. Boschult Owner of Lot 14, Block 12, Westchester <i>John R. Lindley</i>
<i>Evelyn L. Vogel</i> Evelyn L. Vogel Owner of Lot 7, Block 12, Westchester	John R. Lindley Owner of Lot 15, Block 12, Westchester

Myron A. Skarda
Owner of Lot 16, Block 12, Westchester


Eleanor A. Hohman
Owner of Lot 2, Block 14, Westchester

State of Nebraska Department of Roads
Owner of Lot 16, Block 12, Westchester

Thomas E. Doggett
Owner of Lot 3, Block 14, Westchester


Waldemar Rucinski
Owner of Lot 17, Block 12, Westchester


Norman E. Nolte
Owner of Lot 4, Block 14, Westchester


Ewa M. Rakowica-Szulczynska
Owner of Lot 17, Block 12, Westchester

Mary F. Nolte
Owner of Lot 4, Block 14, Westchester

Jacqueline M. Clark
Owner of Lot 18, Block 12, Westchester

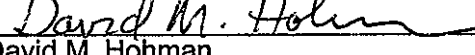
Lawrence P. Pollack
Owner of Lot 5, Block 14, Westchester


Van C. Deeb
Owner of Lot 19, Block 12, Westchester


Janice M. Pollack
Owner of Lot 5, Block 14, Westchester

SEE Attached
Sylvia Greenberg
Owner of Lot 1, Block 14, Westchester


Don W. Greenberg
Owner of Lot 6, Block 14, Westchester


David M. Hohman
Owner of Lot 2, Block 14, Westchester


Nancy J. Greenberg
Owner of Lot 6, Block 14, Westchester

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Robert L. Hadley and Frances M. Hadley, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

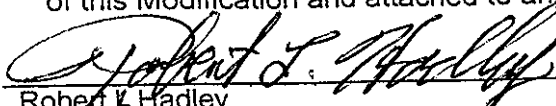
SEE attached

Notary Public


line of said Property, provided, that any residence constructed upon said Property shall not be constructed with fifty (50) feet of the front lot line of said Property.

3. **RATIFICATION.** The signators to this Modification hereby ratify, affirm and confirm each and every covenant, condition, restriction and easement contained in said Covenants except as specifically provided in this Modification.

4. **COUNTERPARTS.** This Modification may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall be deemed to be one and the same instrument with the same effect as if all signators executed the same signature page. Any signature page of this Modification may be detached from any counterpart of this Modification and attached to any other counterpart to constitute one document.


Robert L. Hadley
Owner of Lot 1, Block 12, Westchester

John P. Major
Owner of Lot 8, Block 12, Westchester


Frances M. Hadley
Owner of Lot 1, Block 12, Westchester

Judy A. Major
Owner of Lot 8, Block 12, Westchester

Steve E. Mikkelsen
Owner of Lot 2, Block 12, Westchester

City of Omaha
Owner of Lot 9, 10, 11, 20, Block 12, Westchester

Doyle A. Florke
Owner of Lot 3, Block 12, Westchester

Thomas C. Daschle
Owner of Lot 12, Block 12, Westchester

Cynthia A. Nordahl
Owner of Lot 3, Block 12, Westchester

Delores M. Nath
Owner of Lot 12, Block 12, Westchester

Sallee A. Farhart
Owner of Lot 4, Block 12, Westchester

Daniel T. Jackson
Owner of Lot 13, Block 12, Westchester

Wanda Blotcky
Owner of Lot 5, Block 12, Westchester

Marybeth Jackson
Owner of Lot 13, Block 12, Westchester

Donald A. Wall
Owner of Lot 6, Block 12, Westchester

Paul D. Boschult
Owner of Lot 14, Block 12, Westchester

Rita M. Wall
Owner of Lot 6, Block 12, Westchester

Myrtle M. Boschult
Owner of Lot 14, Block 12, Westchester

Evelyn L. Vogel
Owner of Lot 7, Block 12, Westchester

John R. Lindley
Owner of Lot 15, Block 12, Westchester

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Owner of Lot 1, Block 12, Westchester

John P. Major
Owner of Lot 8, Block 12, Westchester

Frances M. Hadley
Owner of Lot 4, Block 12, Westchester

Judy A. Major
Owner of Lot 8, Block 12, Westchester

Steve E. Mikkelsen
Owner of Lot 2, Block 12, Westchester

City of Omaha
Owner of Lot 9, 10, 11, 20, Block 12, Westchester

Doyle A. Florke
Owner of Lot 3, Block 12, Westchester

Thomas C. Daschle
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Owner of Lot 5, Block 12, Westchester

Marybeth Jackson
Owner of Lot 13, Block 12, Westchester

Donald A. Wall
Owner of Lot 6, Block 12, Westchester

Paul D. Boschult
Owner of Lot 14, Block 12, Westchester


Rita M. Wall
Owner of Lot 6, Block 12, Westchester

Myrtle M. Boschult
Owner of Lot 14, Block 12, Westchester

Evelyn L. Vogel
Owner of Lot 7, Block 12, Westchester

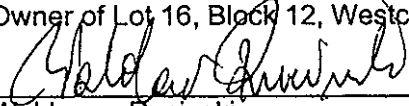
John R. Lindley
Owner of Lot 15, Block 12, Westchester

Myron A. Skarda
Owner of Lot 16, Block 12, Westchester

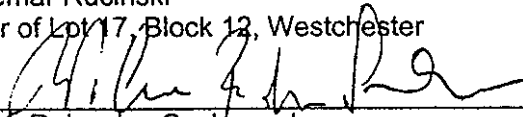

Eleanor A. Hohman
Owner of Lot 2, Block 14, Westchester

State of Nebraska Department of Roads
Owner of Lot 16, Block 12, Westchester

Thomas E. Doggett
Owner of Lot 3, Block 14, Westchester


Waldemar Rucinski
Owner of Lot 17, Block 12, Westchester

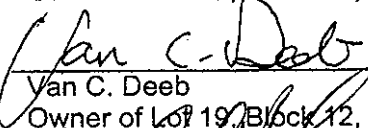
Norman E. Nolte
Owner of Lot 4, Block 14, Westchester


Ewa M. Rakowica-Szuleczynaka
Owner of Lot 17, Block 12, Westchester

Mary F. Nolte
Owner of Lot 4, Block 14, Westchester

Jacqueline M. Clark
Owner of Lot 18, Block 12, Westchester

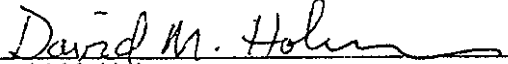
Lawrence P. Pollack
Owner of Lot 5, Block 14, Westchester


Van C. Deeb
Owner of Lot 19, Block 12, Westchester


Janice M. Pollack
Owner of Lot 5, Block 14, Westchester


Sylvia Greenberg
Owner of Lot 1, Block 14, Westchester


Don W. Greenberg
Owner of Lot 6, Block 14, Westchester


David M. Hohman
Owner of Lot 2, Block 14, Westchester


Nancy J. Greenberg
Owner of Lot 6, Block 14, Westchester

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Robert L. Hadley and Frances M. Hadley, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 9th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Donald A. Wall and Rita M. Wall, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

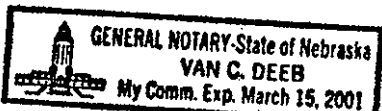
Jan C. Deeb
Notary Public



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 9th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Evelyn L. Vogel, who is personally known to me to be the identical person whose name is affixed to the above instrument and she acknowledged said instrument to be her voluntary act and deed.

Jan C. Deeb
Notary Public



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ___ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named John P. Major and Judy A. Major, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Notary Public

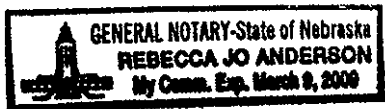
STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ___ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named _____, who is personally known to me to be the identical person whose name is affixed to the above instrument and he/she acknowledged said instrument to be his/her voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 8th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Thomas C. Daschle and Delores M. Nath, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.



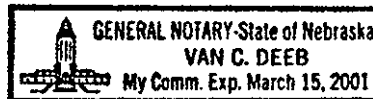
Rebecca Jo Anderson
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 9th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Daniel T. Jackson and Marybeth Jackson, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Van C. Deeb
Notary Public

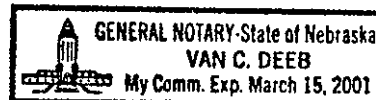
STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)



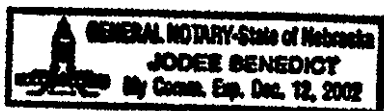
On this 9th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Paul D. Boschult and Myrtle M. Boschult, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Van C. Deeb
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)



On this 7th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named John R. Lindley, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.



Jodee Benedict
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Myron A. Skarda, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named _____ who is personally known to me to be the identical person whose name is affixed to the above instrument and he/she acknowledged said instrument to be his/her voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 9th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Waldemar Rucinski and Ewa M. Rakowica-Szulczynaka, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Van C. Deeb

Notary Public



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Jacqueline M. Clark, who is personally known to me to be the identical person whose name is affixed to the above instrument and she acknowledged said instrument to be her voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 7th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Van C. Deeb, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.

Joe Benedict
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)



On this ___ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Sylvia Greenberg, who is personally known to me to be the identical person whose name is affixed to the above instrument and she acknowledged said instrument to be her voluntary act and deed.

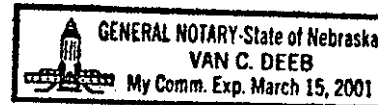
SEE Attached
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 6th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named David M. Hohman and Eleanor A. Hohman, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

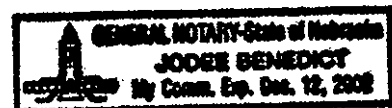
Van C. Deeb
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)



On this 7th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Thomas E. Doggett, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.

Joe Benedict
Notary Public



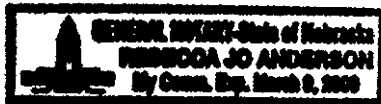
STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Norman E. Nolte and Mary F. Nolte, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

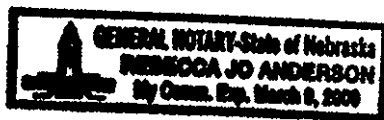
On this 6th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Lawrence P. Pollack and Janice M. Pollack, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.



Rebecca Jo Anderson
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 6th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Don W. Greenberg and Nancy J. Greenberg, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.



Rebecca Jo Anderson
Notary Public

#185351

Myron A. Skarda
Owner of Lot 16, Block 12, Westchester

Eleanor A. Hohman
Owner of Lot 2, Block 14, Westchester

State of Nebraska Department of Roads
Owner of Lot 16, Block 12, Westchester

Thomas E. Doggett
Owner of Lot 3, Block 14, Westchester

Waldemar Rucinski
Owner of Lot 17, Block 12, Westchester

Norman E. Nolte
Owner of Lot 4, Block 14, Westchester

Ewa M. Rakowica-Szulczynaka
Owner of Lot 17, Block 12, Westchester

Mary F. Nolte
Owner of Lot 4, Block 14, Westchester

Jacqueline M. Clark
Owner of Lot 18, Block 12, Westchester

Lawrence P. Pollack
Owner of Lot 5, Block 14, Westchester

Van C. Deeb
Owner of Lot 19, Block 12, Westchester

Janice M. Pollack
Owner of Lot 5, Block 14, Westchester

Sylvia Greenberg
Owner of Lot 1, Block 14, Westchester

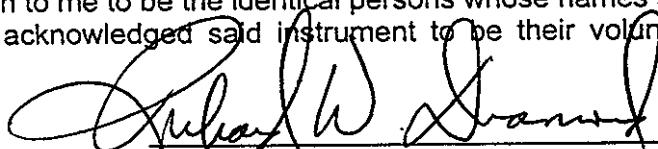
Don W. Greenberg
Owner of Lot 6, Block 14, Westchester

David M. Hohman
Owner of Lot 2, Block 14, Westchester

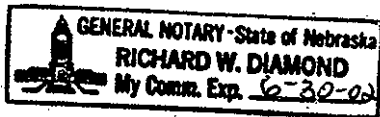
Nancy J. Greenberg
Owner of Lot 6, Block 14, Westchester

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 17 day of JUNE, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Robert L. Hadley and Frances M. Hadley, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

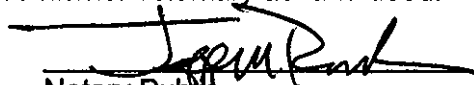


Notary Public

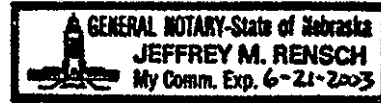


STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 9th day of June, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Steve E. Mikkelsen, who is personally known to me to be the identical person whose name is affixed to the above instrument and he/she acknowledged said instrument to be his/her voluntary act and deed.



Notary Public



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Doyle A. Florke and Cynthia A. Nordahl, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Sallee A. Farhart, who is personally known to me to be the identical person whose name is affixed to the above instrument and she acknowledged said instrument to be her voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Wanda Blotcky, who is personally known to me to be the identical person whose name is affixed to the above instrument and she acknowledged said instrument to be her voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Van C. Deeb, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 16 day of Feb, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Sylvia Greenberg, who is personally known to me to be the identical person whose name is affixed to the above instrument and she acknowledged said instrument to be her voluntary act and deed.

Sylvia Greenberg
For Sylvia Greenberg

John Kinsler
Notary Public



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named David M. Hohman and Eleanor A. Hohman, who are personally known to me to be the identical persons whose names are affixed to the above instrument and they acknowledged said instrument to be their voluntary act and deed.

Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this ____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said county, personally came the above named Thomas E. Doggett, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.

Notary Public

THE UNDERSIGNED, Westchester Realty Co., a Nebraska Corporation, being the owner of Blocks Twelve and Fourteen (12 and 14) in Westchester, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded, do hereby state, declare and publish that all of said Lots are and shall be owned, conveyed, and held under and subject to the following conditions, restrictions and easements, to wit:

1. All Lots above described now and in the future shall be used as residential Lots. Not more than One Residential structure and garage shall be built on any one of said lots, provided, however; this shall not prevent the use of a greater area than one lot as a single site. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

2. No building shall be erected on said premises within Sixty (60) Feet of the Front Lot Line, nor within Fifteen (15) Feet of the Side Lot Lines.

3. The main floor of all single-story and story and one half dwellings shall cover a area of not less than 1350 square feet, exclusive of garages and porches, and the main floor of all dwellings of two or more stories shall cover a ground area of not less than 900 square feet, exclusive of garages and porches.

4. All dwellings shall have an attached garage large enough to house two cars of standard size and of the same material and shall correspond in architecture with the dwelling.

5. A five foot easement across and along the rear and side boundary lines of each of said lots is hereby reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric and telephone lines.

6. No fence shall be built in the front yard beyond the front line of any dwelling.

7. The covenants and restrictions herein set forth shall run with the land, and be binding upon all persons for a period of Twenty-five (25) years after the date hereof. At the expiration of said period, they shall be automatically extended for successive periods of Ten (10) years unless they are changed, in whole or in part, by written agreement among the then owners of the majority of said lots, executed and recorded in the manner provided by law.

8. Nothing contained in this instrument shall in any wise be construed as imposing upon the undersigned any liability, obligation, or requirement for its enforcement.

9. Each of the provisions herein is severable and separable. Invalidation of any such provision by judgement, decree or order of any court, or otherwise, shall in no wise affect any other provision which shall remain in full force and effect.

10. Each and every provision hereof shall bind and inure to the benefit of the undersigned, its successors and assigns, and all its grantees, both immediate and remote, and shall run with the land for the benefit of and imposed upon all subsequent owners of each of the lots above described. The undersigned, as owner of the above described real estate, has platted and divided it into lots and blocks, and, by such plat and this declaration the undersigned, its successors and assigns, or by its grantees, whether immediate or remote, shall be executed and delivered subject to these easements, restrictions, limitations, conditions, and covenants, and any and all purchasers may enforce them.



Witness my hand and official seal this 12th day of January, A. D. 1954

WESTCHESTER REALTY CO.
Robert W. Dillon PRESIDENT
Clifford S. Jensen SECRETARY

On this 12th day of January, 1954, before me, the undersigned, a Notary Public in and for said County, personally came the above named Robert W. Dillon, President and Clifford S. Jensen, Secretary, of the WESTCHESTER REALTY CO., who are personally known to me to be the identical persons whose names are affixed to the above instrument as President and Secretary of said Corporation, and they acknowledged said instrument to be their voluntary act and deed and the voluntary act and deed of the said Corporation.

Witness my hand and official seal the date last aforesaid.

Estelle M. Atkinson
NOTARY PUBLIC

My commission expires the 30 day of July, 1960.



ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA, on 20th day of January, 1954.

21st day of January 1954